

Northsight Residential Healthcare

Project Narrative

13875 N. Northsight Boulevard

763-PA-2022



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I. Property Information

Location: 13875 N. Northsight Boulevard

Property Size: 5.78+/- gross acre; 4.51+/- net acres

Property General Plan/ Zoning:

- **Current General Plan:** Employment/Light Industrial/Office – no change proposed
- **Current Greater Airpark Character Area Plan:** Employment – no change proposed
- **Current Zoning:** C-2 PCD (Central Business, Planned Community District)
- **Proposed Zoning:** C-2 PCD with modified stipulations and amended development standards

Context Aerial



II. Project Overview

The request is for a zoning map amendment for a site located at 13875 N. Northsight Boulevard which is zoned C-2 PCD (Central Business, Planned Community District), the “Property.” The 5.78+/- gross acre site is located in the Greater Airpark Character Area Plan along Northsight Boulevard south of Raintree Drive and is currently occupied by a vacant bank building with abundant surface parking. The proposed residential healthcare facility will consist of both minimal and specialized care resulting in approximately 270+/- beds. Parking will be provided in a centralized structure. The building consists of both three- and four-story elements that wrap the parking structure. The proposal is to amend the existing zoning case 14-ZN-1991 utilizing the PCD overlay to allow for the proposed redevelopment request; amendments will include building height and FAR as stipulated in case 14-ZN-1991. Residential healthcare facilities are a permitted land use in the C-2 district. The architecture will draw upon a desert contemporary aesthetic, which will complement the surrounding built environment in the Greater Airpark area.

The diverse mix of established land uses surrounding the Property will be complementary to the proposed senior living community. Surrounding the site are numerous office complexes with two- and three-story massing. This proposal is sensitive to the context and incorporates design elements that will create appropriate transitions between adjacent uses. The mixed-use character and proximity to both the Loop 101 freeway and Raintree Drive establish an ideal context for active adults to “age in place.” Notably, this underutilized vacant infill site is situated on the southern edge of the Greater Airpark Character Area Plan (“GACAP”) with proximity to services, retail, and medical support land uses.

View from South



Proposed Conceptual Site Plan



The proposal for approximately 270+/- residential healthcare beds (both minimal and specialized – see breakdown below) on approximately 5.78+/- gross acres will utilize the existing C-2 PCD district to increase the height from 36-feet excluding mechanical to 51-feet including mechanical appurtenances. The amended development standard for additional building height is achieved through the PCD overlay. Additionally, the 1991 zoning case contemplated retail and/or restaurants on the subject parcel with a maximum floor area ratio (FAR) of 0.25, which was subsequently developed as a bank and is now vacant. The C-2 district base requirement is 0.80 FAR. Northsight Residential Healthcare is proposing a total FAR of 1.15 (225,815 s.f.+/-), which is also a requested amended development standard included with the zoning application. Notably, the Desert Financial Credit Union Bank is moving to the old Kneaders restaurant site at 15505 N. Hayden Road just north of Home Depot in the Scottsdale Airpark.

Residential Healthcare: A maximum of 270 beds on 5.78+/- acres

- 106 specialized care beds (assisted living & memory care) or 106 one-bed minimal care units (independent)*
- 82 two-bed minimal care units or 164 specialized beds*
- Current proposal for 188 units with a total of 270 beds*

* Mix of minimal and/or specialized breakdown is conceptual only and will be determined with the Development Review Board application.

III. 2035 GENERAL PLAN

“Our future begins today. Building upon decades of planning and thousands of hours of community involvement, General Plan 2035 guides the physical development of Scottsdale and acts as a blueprint to enhance our community aspirations—Exceptional Experience, Outstanding Livability, Community Prosperity, and Distinctive Character—over the next 20 years.”

The General Plan is a tool for guiding future development and contains community goals and policies on a variety of components that play a role in creating the community in which we live, work, and enjoy. These goals and policies are broken down into 24 elements. The 2035 General Plan organizes the 24 elements under the following chapters with a series of goals and policies. Conformance to these goals and policies is provided below.

- 1. Character & Culture**
- 2. Sustainability & Environment**
- 3. Collaboration & Engagement**
- 4. Community Well-Being**
- 5. Connectivity**
- 6. Revitalization**
- 7. Innovation & Prosperity**

❖ CHACTER & CULTURE

Character Types

- **Employment Cores** are primary employment centers for the city. These areas are predominately concentrated in the Greater Airpark Character Area, a mixed-use employment core with primary freeway access, as well as around other major employment campuses, such as the Mayo Clinic and General Dynamics. Employment Cores support a wide range of activities, such as aviation, light-industrial, and regional- and community-level employment uses. These areas consist of multi-functional buildings with an emphasis on technology and corporate character. Taller building heights are found within the core, and low-scale building heights are typically found within the transition areas adjacent to Rural and Suburban Character Types. The Greater Airpark Character Area Plan denotes appropriate locations for height and intensity in the Airpark area. (See also: Growth Areas Element).

Character & Design Element

CD 1

Determine the appropriateness of all development in terms of community goals, surrounding area character, and context.

CD 1.1 New and revitalized development should respond to the regional, citywide, and neighborhood contexts in terms of:

- *Scottsdale's southwestern, Sonoran Desert characteristics, such as climate, native plants, topography, and history/culture.*
- *Scottsdale as a part of a larger metropolitan area with a unique image, character, and identity within the regional setting.*
- *Relationships and sensitivity to surrounding land forms, land uses, and transportation corridors.*
- *Compatibility with and sensitive integration into established neighborhood character, including historical preservation policies.*
- *Contributions to citywide linkages of open space, Growth Areas, and Activity Areas.*
- *Creation of new or reinvention of the existing character of an area, when necessary.*
- *Physical scale relating to human experience.*
- *Visual impacts on and accessibility to public settings, significant natural features, and neighboring properties.*
- *Impacts on and sensitivity to the natural environment.*
- *Public buildings and facilities that demonstrate the above principles.*

CD 1.2 Consider the effects of building height, overall development density, and building orientation on adjacent neighborhood character, privacy, and viewsheds

CD 1.3 Ensure that all development is a part of and contributes to established Character Types.

CD 1.4 Encourage transitions and blending of character between Character Types, including, open space areas, building height, massing, and orientation

Response: The GACAP allows for higher intensities in a mixed-use setting to encourage a synergistic lifestyle and appropriate balance of land uses with an enhanced pedestrian environment. The proposal for approximately 270+/- residential healthcare beds (both minimal and specialized) on approximately 5.78+/- gross acres will utilize the existing C-2 PCD district to increase the height and FAR to accommodate the proposed development plan.

The site is surrounded by a variety of employment, medical, retail/ support services, and within close proximity to the Loop 101. HonorHealth's Shea medical campus is located approximately two miles south at Shea and Loop 101. Beyond the immediately adjacent context, the Property is located within

close range of numerous cultural venues, medical facilities, and service-related business. The key development consideration and design themes are summarized below and will be reiterated throughout the goals and policies discussion.

Key development considerations include, but are not limited to the following:

- Draw inspiration from architectural elements found in the Greater Airpark while responding to the Southwestern climate and Sonoran Desert environment through design, massing, material selection and landscaping
- Offering new senior housing options allowing area residents to “age in place”
- Strengthening the economic success of the Greater Airpark through redevelopment while preserving and bolstering area business
- Enhancing pedestrian connectivity through sidewalk connections further promoting walkability
- Focus on sustainability through design, material selection, and building methods for the well-being of both residents and the community

Conceptual Design



CD 2

Develop, maintain, and refine Character Areas and Character Area Plans to foster quality development and consistent character and context within various areas of the community.

CD 2.1 Set priorities for the creation and updating of Character Area Plans.

CD 2.2 Character Area Plans should address “edges,” places where two Character Areas meet or places where Scottsdale’s boundaries abut other governmental jurisdictions, to ensure compatible transitions of character and connections.

CD 2.3 Ensure the involvement and participation of Character Area residents, businesses and property owners in planning and implementation.

Response: The proposed residential healthcare community complies with the Greater Airpark Character Area Plan by integrating a building that is contextually appropriate and implements pedestrian synergist land uses within the Employment Core. Further discussion regarding the character area plan conformance is provided in the Greater Airpark Character Area Plan (“GACAP”) section below.

CD 3

Foster quality design that enhances Scottsdale as a unique southwestern desert and tourism community through development review processes.

CD 3.1 Strengthen Scottsdale’s economic and environmental attributes, distinctive character, and attractiveness through collaborative site planning and design.

CD 3.2 Use existing, and adopt new comprehensive policies, guidelines, and design standards for use in the design and development review process, to ensure public and private development responds to and enhances the diverse character and contexts within our Sonoran Desert community.

Response: As noted above with the key development considerations, the proposed architectural character, site layout, and landscaping design will respect the unique climate, vegetation, and the Greater Airpark context. The building will utilize a combination of stucco, stone, and metal window accents/shading elements among other durable natural materials. In addition to the stepped building form, building massing will be mitigated with varied fenestration patterns and a combination of numerous recessed and cantilevered elements. The color palette invokes a Sonoran Desert inspired range of earth-tone and gray finishes bringing visual interest to the design.

See the Scottsdale Sensitive Design Principles section below for detailed responses regarding each principle.

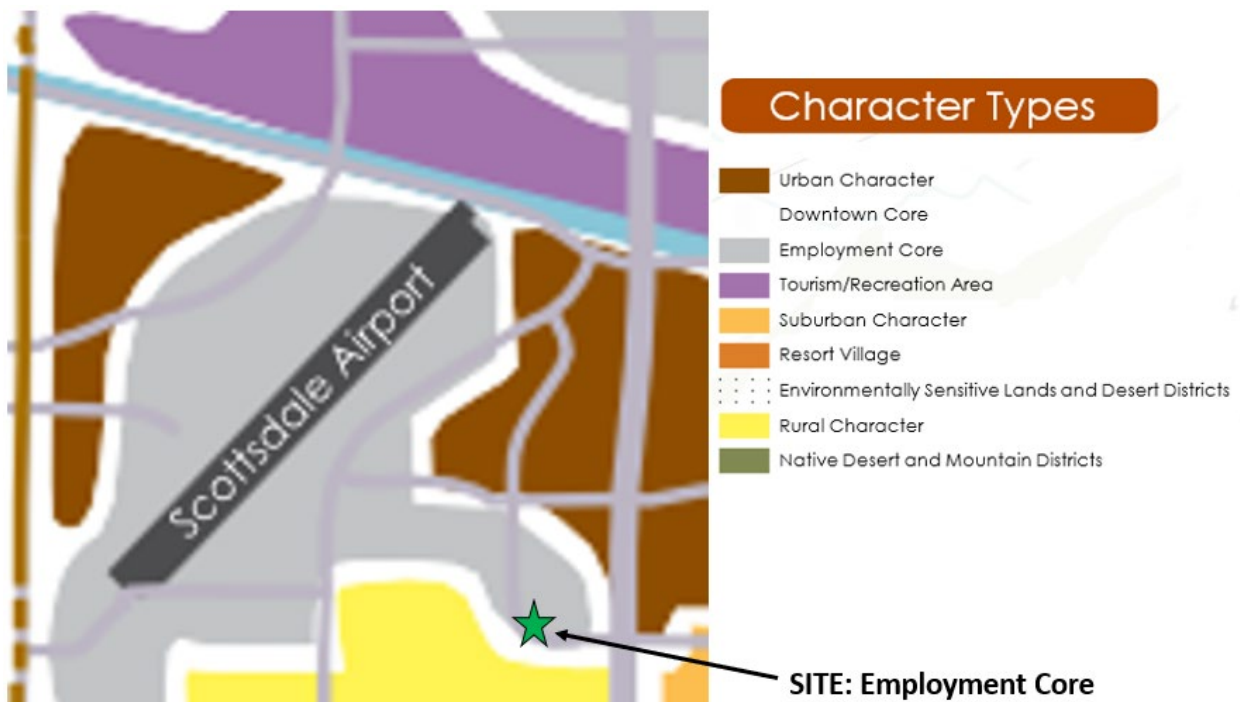
CD 4

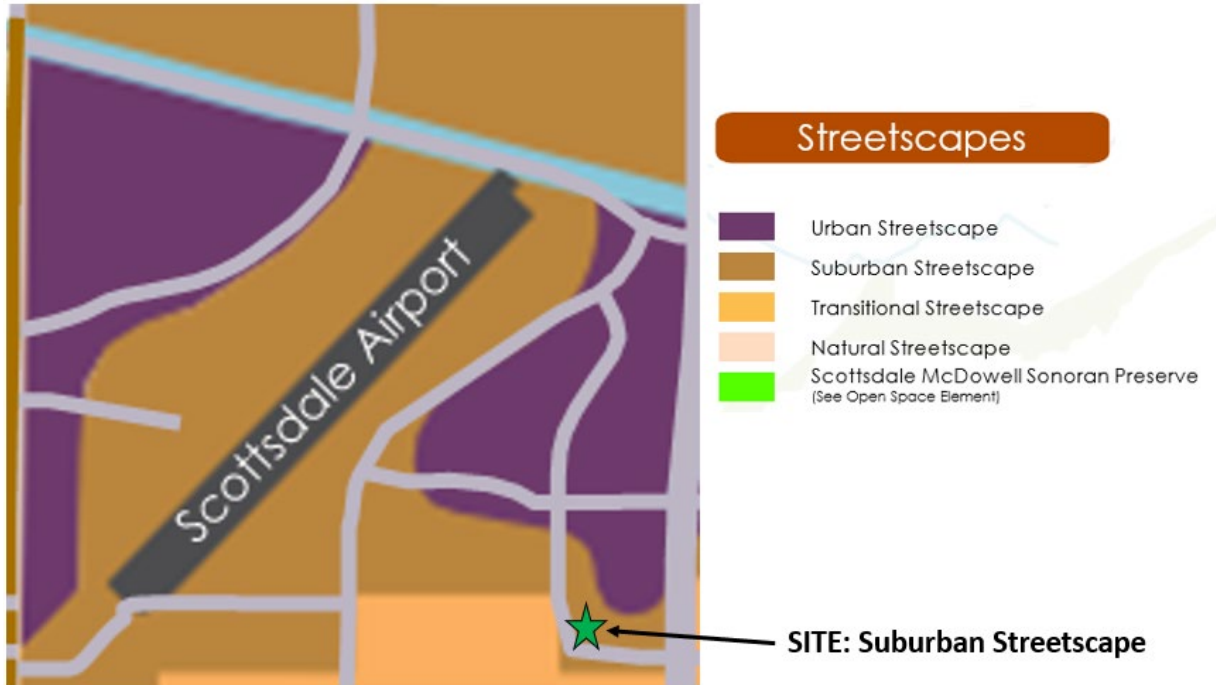
Enhance the design of streets and public spaces to improve Scottsdale’s visual quality, experience, Sonoran Desert context, and social life.

CD 4.1 Promote contextually compatible streetscapes that correspond with the following classifications:

- Suburban Streetscapes strive to achieve compatibility and safety between automobile traffic, neighborhood amenities (school, parks), pedestrians, bicyclists, and recreational activities through the use of landscape areas, consideration of sidewalk alignment, and incorporation of a broad tree canopy.

2035 General Plan – Character & Design Element (Page 40 & 42)





Response: Streetscapes will be improved to encourage pedestrian comfort, safety, and accessibility with the proposal. Sidewalk connectivity around the perimeter of the site will be maintained and enhanced with shade trees with broad canopies. New connections from the residential healthcare building will extend from multiple access points around the building further promoting connectivity. The proposed landscape palette along streetscape incorporates Ironwood, Palo Verde and Mesquite varieties providing a much-improved pedestrian environment. The Property has two street frontages (Northsight Boulevard and 87th Street) and an improved driveway along the east, and thus, special design considerations have been given to all frontages maintaining context appropriate building massing, pedestrian-scaled architectural elements/overhangs, landscape shaded walkways, increased open space, and enhanced hardscape design. Lighting will be incorporated in a manner that strengthens the contemporary design of the building while maintaining safety for pedestrians.

CD 5

Promote the value and visual significance landscaping has on the character of the community.

CD 5.1 Employ appropriate heat island reduction techniques to reduce the effects of reflective heat and glare on buildings and paved surfaces.

CD 5.2 To the greatest extent possible, replace dead and dying landscaping with drought resistant plants to maintain or improve density pattern, shade, and area character.

Response: The landscape character will include predominately desert-lush design with a variety of Southwestern plants that will provide year-round color, shade, and texture for the site and demonstrated with the landscape plan. Vegetation will include plants proven to thrive in our desert climate while creating a shaded vegetative pedestrian experience greatly improving the existing condition of the site, which is sparsely planted with trees. Plant selection and thoughtful planting design will allow the proposed community to use water efficiently throughout the site. The ground level open space in and around the building, including the large courtyard space along Northsight Boulevard, will allow pedestrians and residents to enjoy and benefit from landscaped open spaces, resulting in passive cooling and a reduced heat island effect.

CD 6

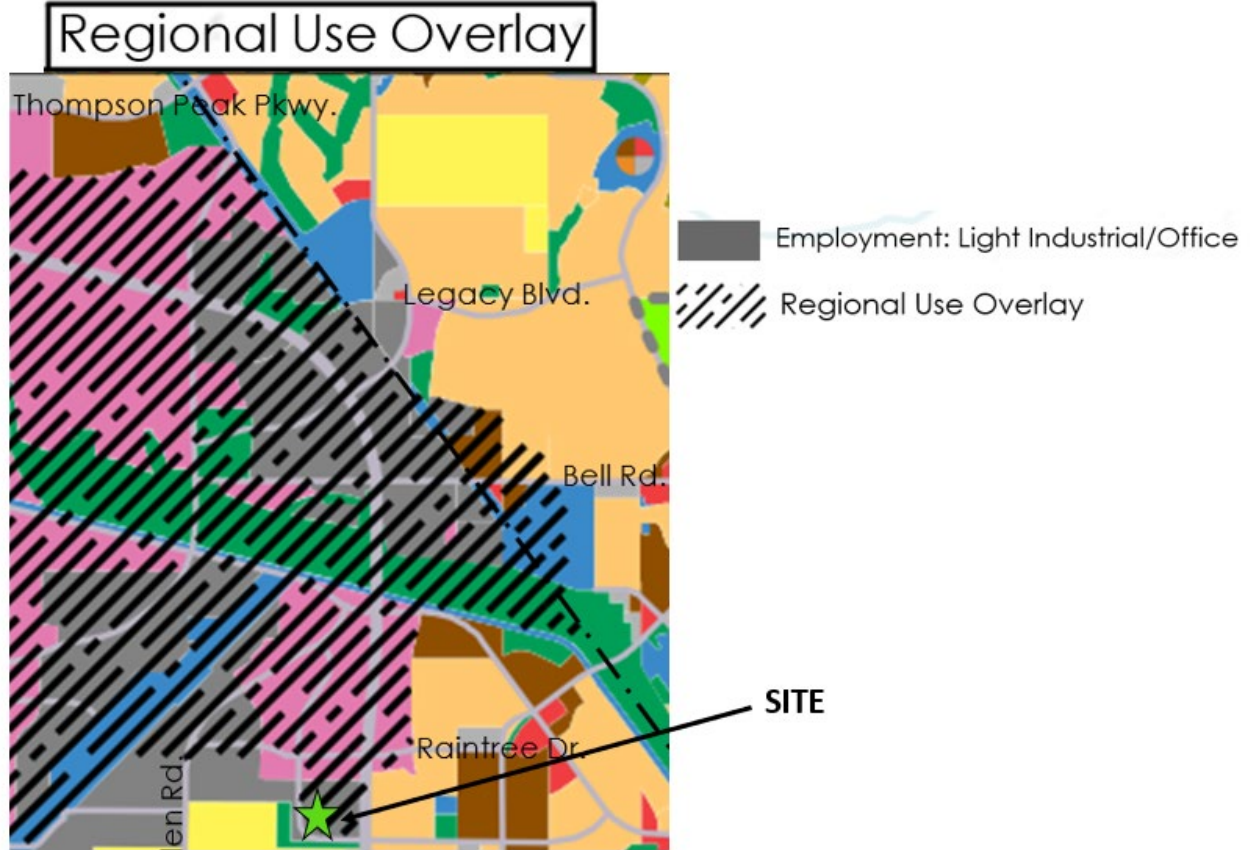
Minimize light and noise pollution.

CD 6.1 Support Scottsdale's dark sky areas and designation as an Outdoor Light Control City by reducing light pollution, glare, and trespass where possible, while still attending to public safety needs.

CD 6.2 Encourage creative, energy-efficient, and high-quality designs for outdoor lighting that reflect the character of the local context.

Response: Lighting will be designed in a manner that is respectful of the surrounding context while maintaining safety for residents and visitors. Lighting designs will be commensurate with the quality architectural style proposed for the residential healthcare facility, low-level with no glare or excessive intrusion for adjacent properties. Lighting will be placed in a thoughtful way to provide safe resident wayfinding at night and highlight paths leading along street frontages.

2035 Conceptual Land Use Map



Source: 2035 General Plan

Land Use Element

LU 1

Enhance Scottsdale's economic viability by encouraging land uses that reinforce the city's reputation as the premier international tourist destination in the Southwest and sustain the city's role as a regional cultural center and economic hub. Land uses should be compatible with Scottsdale's character and physical appearance.

LU 1.1 Encourage land uses that preserve a high quality of life and further define Scottsdale's sense of place within the region.

LU 1.3 Promote development patterns that integrate with and reinforce the character of an area. The city will continually review development patterns to ensure consistency of development in areas with fragmented or evolving patterns.

LU 2 Sensitively transition and integrate land uses with the surrounding natural and built environments.

LU 2.1 Ensure neighborhood “edges” transition to one another through compatible land uses and development patterns.

Response: Integrating a residential healthcare community in on the southern edge of the Greater Airpark brings physical and economic synergy, that will continue to enliven and enhance the city consistent with the goals and policies of the General Plan and GACAP by offering new housing options for seniors. This residential healthcare use is an ideal fit given the type of surrounding land uses and nearby residential communities and open space amenities. The proposed three- and four-story building massing is designed to respectfully integrate with the surrounding building heights.

LU 3

Maintain a balance of land uses to support a high quality of life.

LU 3.1 Allow for the diversity and innovative development patterns of residential uses and supporting services to provide for the needs of the community.

LU 3.2 Integrate housing, employment, and supporting infrastructure, primarily in mixed-use neighborhoods and Growth and Activity Areas, to support a jobs/ housing balance.

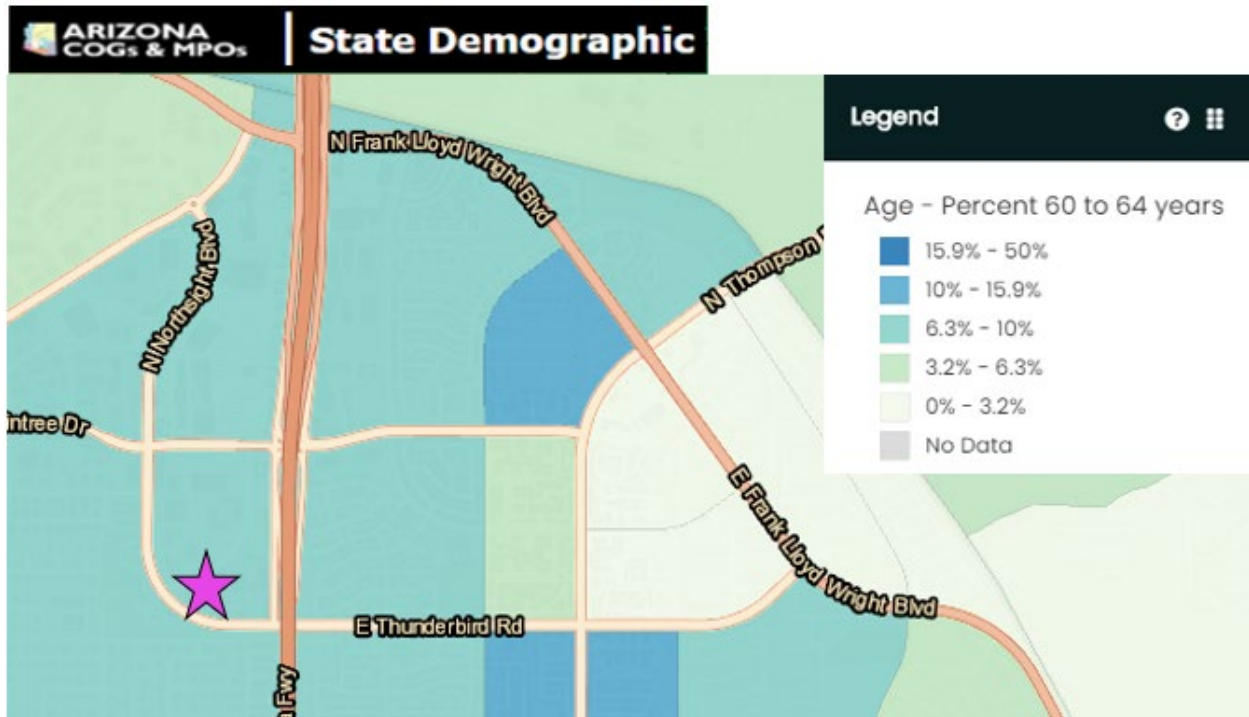
LU 3.3 Maintain a citywide balance of land uses and consider modifications to the land use mix to accommodate changes in community vision, demographic needs, and economic sustainability.

LU 3.4 Provide an interconnected, accessible open space system, which includes pedestrian and equestrian links, recreation areas, canals, and drainage ways.

LU 3.5 Engage the community in all land use discussions.

Response: Northsight Residential Healthcare integrates with the balanced mix of land uses in the Greater Airpark by providing a new senior housing option for area residents allow them to “age in place” and continue to enjoy the resources Scottsdale has to offer including but not limited to medical, retail/services, cultural and recreational aspects. Redeveloping underutilized vacant properties is critical in maintaining the economic vitality of the community as it matures. This proposal achieves this goal while also integrating additional housing options for an underserved population. The Greater Airpark currently has few independent senior living options. Depicted in the graphic below, the area surrounding the Property contains, in some areas, up to 50% of residents between the ages of 60 and 64 years old. As Scottsdale’s population continues to age, there will be a growing need for alternative residential options for our residents. Nearby Northsight Park, McDowell Mountain Ranch Park & Aquatic Center, Arabian Library, Mustang Library, Westworld,

and the McDowell Sonoran Preserve provide adults the opportunity to maintain a vibrant active lifestyle while living in residential healthcare facility that is suited for their age range and specific needs (minimal or specialized). The established residential communities that surround the Airpark also foster the opportunity for families to live closely, enhancing a sense of community and comfort for seniors.



LU 4

Develop context appropriate land use patterns that support a variety of compatible mobility choices and services.

LU 4.1 Integrate land uses and transportation systems to allow for a variety of mobility choices.

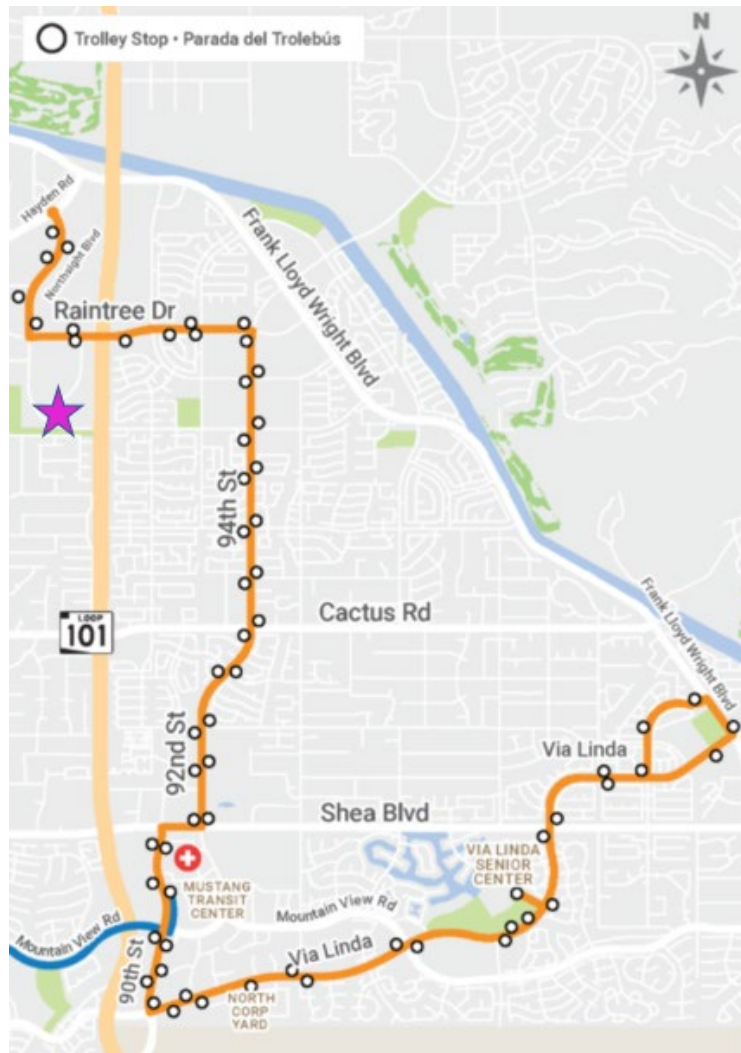
LU 4.2 Provide opportunities for pedestrian-oriented development, reduced parking demand, and context appropriate mobility choices.

LU 4.3 Locate regional land uses and intensities in Growth and Activity Areas to provide the greatest access to various modes of transportation.

Response: This Property is located on the southern edge of the Greater Airpark, a Growth Area, as designated in the GACAP approximately one-third mile away from the Raintree Drive/ Loop 101 interchange. The site offers easy access to public transportation along Raintree Drive including both Valley Metro Bus Route 170 and Scottsdale’s Mustang Trolley Route. The Mustang Trolley Route offers service along Raintree to the Mustang Library and Via Linda

Senior Center (see map below). The variety of land uses surrounding the Property provides a synergistic land use pattern that also ensures fewer or shorter automobiles trips. The amenities and programming provided offer ample opportunity for entertainment and social interaction with the community that will result in decrease vehicle trips. Such amenities include, but are not limited to, community dining, clubroom, fitness/flex therapy, wellness concierge, theater, salon, and courtyard to promote resident health and wellness. Programs may include art classes, cooking classes, book clubs, and yoga/fitness classes, among others. Future residents will benefit from a shuttle service provided by the residential healthcare facility to off-site activities. Within the proposed community, mobility choices are provided throughout the courtyard and walking paths to be enjoyed by residents and visitors.

Mustang Trolley Route



Source: scottsdaleaz.gov/trolley

LU 5

Promote land use patterns that conserve resources, including land, clean air, water, and energy.

LU 5.1 Encourage a variety of compatible mixed-use land uses within or next to Growth and Activity Areas, along major streets, and within particular Character Areas to reduce automobile use and improve air quality.

LU 5.2 Concentrate greater development intensities in Growth and Activity Areas, thereby reducing development pressures in low-density areas and conserving energy.

Response: Integrating residential healthcare into Greater Airpark, which currently has limited senior housing options, will provide a wider range of housing choices for the aging residents of Scottsdale. The location of the Property near medical and support services including HonorHealth Shea’s medical campus at Shea Boulevard and the Loop 101 (approximately two miles south), along with restaurants, cultural amenities, and recreation opportunities is ideally situated for senior living. This synergy of land uses and concentration of residential in a mixed-use setting inherently allows for the conservation of resources, reduced vehicle trips, and improved air quality.

LU 6

Attract and retain diverse employment, business, and retail land uses to improve the economic well-being of Scottsdale’s residents.

LU 6.1 Promote opportunities for the expansion and revitalization of employment and commercial uses within the city.

LU 6.2 Support well-planned, clustered employment centers of related or similar uses such as Healthcare and Research and Development land uses.

LU 6.3 Encourage commercial land uses of similar scale and character in proximity to or within medium- to high-density residential areas to promote walkable connections.

Response: The zoning map amendment request will allow for the of an underutilized vacant site surrounded by a variety of supporting office/commercial, retail, and residential land uses that will offer services to the residents and visitors of the proposed community. Equally, the addition of new senior residences in this Greater Airpark setting will bring additional sales tax dollars and jobs to the area further strengthening Scottsdale’s economic stability and promoting the lifestyle qualities Scottsdale is known for.

❖ **SUSTAINABILITY & ENVIRONMENT**

Open Space Element

OS 5

Provide developed open space and outdoor opportunities in Scottsdale neighborhoods, giving priority to areas that are most lacking open space.

OS 5.2 Locate publicly accessible and useable open spaces within Growth and Activity Areas and established neighborhoods.

OS 5.3 Capitalize on opportunities to create new, or connect and expand existing, open spaces in established areas when redevelopment occurs.

OS 5.5 Develop a series of linked public spaces throughout downtown that are connected by pedestrian corridors.

Response: The C-2 district requires 24.8% (48,724 s.f.) open space based on the proposed building height. The proposed plan designates 32% (62,900 s.f.) open space including the large outdoor courtyard amenity, which is a 29% increase from the ordinance requirement. The amount of open space along with new pathways will enhance the pedestrian realm and provide a meaningful and inviting public pedestrian connectivity in and around the site; one that is shaded and allows residents and visitor to enjoy the outdoor spaces. This will be an improvement from the current site condition, which includes a vacant bank building and a vast surface parking lot lacking shade trees. Additionally, residents will benefit from private outdoor living spaces (individual patios and balconies) as an extension of their living space, although not required by ordinance for residential healthcare facilities.

Existing Vacant Bank Building



OS 6

Design and manage open spaces to relate to surrounding land uses and character.

OS 6.1 Evaluate the design of open spaces with the following primary determinants: aesthetics, neighborhood and service area needs, public safety, visual and functional connectivity, social and economic impacts, maintenance requirements, water consumption, drainage considerations, multi-use, Character Area, desert preservation, and wildlife corridor protection.

OS 6.3 Aesthetically and sensitively integrate utilities and other public facilities into open spaces.

OS 6.5 Provide ample shade in public open spaces as appropriate for the type of open space.

Response: Northsight Residential Healthcare will help revitalize an underutilized vacant site in the Greater Airpark Employment Core by integrating a synergistic land use and enhancing pedestrian connectivity in and around the site. The Property is located on the southern edge Greater Airpark near residential neighborhoods, which makes it ideally situated for a senior living community. The proposal will provide new senior housing in the area complemented by nearby medical services, cultural venues, recreation, retail, and support services.

Environmental Planning Element

EP 1

Protect and enhance Scottsdale’s human and Sonoran Desert habitats.

EP 1.3 Require developments to retain and integrate the Sonoran Desert ecosystem.

EP 1.4 Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area's ecology.

Response:

Northsight Residential Healthcare plans to preserve existing native and mature trees as well as provide new native and arid-adapted plant material which contribute to the broader Sonoran Desert environmental context. One primary goal of the project is to create a comfortable and walkable experience for residents and visitors within the Greater Airpark. An enhanced experience is achieved by increasing site shade and providing enclaves for respite throughout the community.

EP 2

Demonstrate and expand the city's leadership in environmental stewardship and sustainability.

EP 2.4 Expand Scottsdale's Green Building Program to maintain regional and national leadership in green and low-impact development.

Response:

- Recycle building materials of existing structure if feasible
- Attention to wellness factor – visual and physical access to courtyards and open space
- Natural lighting to reduce energy consumption and for resident well-being
- Indoor environmental quality and use of low VOC finishes and sealants
- Low-flow energy efficient plumbing fixtures
- Energy efficient appliance and lighting
- Onsite recycling
- Onsite vehicle charging and preferred parking for low emission/hybrid vehicles
- Landscape buffer at major streets and shaded sidewalks
- Balconies and shading devices for windows
- Attention to acoustics and sound attenuation for resident well-being

EP 3

Participate in local and regional efforts to improve air quality.

EP 3.1 Reduce automobile emissions through traffic management; transportation improvements; promotion of a wide variety of mobility options; travel demand reduction strategies; expansion of regional connectivity; and use of electric and alternative fuel vehicles.

Response:

- Onsite vehicle charging and preferred parking for low emission/hybrid vehicles
- Indoor environmental quality and use of low VOC finishes and sealants
- Inclusion of bike racks and bike storage to connect commuters to transit network
- Access to local and regional mass transit as buses

- Encourage residents to carpool or use onsite shuttles to special events, appointments, and activities

EP 5

Encourage environmentally sound green buildings and low-impact site plans that support sustainable desert living.

EP 5.1 Protect and enhance the natural desert elements of all development sites.

EP 5.2 Increase the use of green infrastructure, including low-impact development (LID) stormwater management techniques, such as curb openings and permeable pavement.

EP 5.3 Construct durable and sustainable buildings using green building principles.

EP 5.4 Promote passive solar site and building design strategies that recognize and respond to the Sonoran Desert climate.

EP 5.5 Expand Green Building construction standards to include all new and remodeled residential and commercial buildings.

Response:

- Maintain and/or salvage native plants
- Providing low impact development items such as curb cuts and permeable paving
- Permeable paving provided near root zones to promote tree and planting vitality and increased soil percolation

EP 7

Identify and reduce heat islands.

EP 7.1 Identify areas most impacted by the heat island effect and prioritize mitigation for these areas to reduce heat impacts.

EP 7.2 Incorporate development strategies such as shared parking models and the use of “cool materials” (e.g., landscaping, green roofs, reflective pavement, heat reduction asphalt coatings, permeable concrete, and treated dirt areas) to help reduce the heat island effect.

EP 7.3 Develop and support programs, such as a Tree Canopy Plan, that identify and increase vegetation and shading in areas of high pedestrian activity.

EP 7.4 Promote the long-term management and maintenance of urban and open area vegetation and protect and expand the provision of private and public open spaces to reduce the heat island effect.

EP 7.5 Minimize asphalt and promote alternative parking surfaces.

Response:

- Removal of existing large asphalt parking lot contributes to reduction of heat island
- New parking to be provided in central above grade parking structure
- Sidewalks shaded with 75% tree canopy coverage
- Use of permeable paving to increase percolation
- Incorporate cool pavement technology (high albedo)
- Specification of plant and accent material with low maintenance, low water use requirements
- Proposed multistory structure that minimizes heat absorbing roof area given the total building area
- Light colored roof to minimize heat gain

EP 8

Plan, prepare, and adapt for significant climate impacts on city infrastructure and operations.

EP 8.1 Develop, adopt, and implement climate action and resiliency strategies that address areas of climate mitigation planning such as emissions, drought, energy, transportation, and extreme heat.

EP 8.2 Increase energy efficiency in buildings and vehicle fleets.

EP 8.3 Encourage use of clean, renewable energy sources.

EP 8.4 Employ green building and green infrastructure best practices.

EP 8.5 Establish land use and mobility plans that decrease transportation carbon emissions.

EP 8.6 Encourage waste reduction and water conservation.

Response:

- International Green Construction Code (IGCC)
- Specification of plant material, which is drought tolerant, arid-adapted and extreme-heat tolerant
- Inclusion of bike racks and bike storage to connect urban commuters to transit network

- Potential for flooding reduced with green infrastructure / low impact development practices
- Exterior ceiling fans for air movement and cooling of spaces where appropriate

Conservation Element

CONSV 1

Achieve a sustainable balance between the conservation of natural resources and development of the built environment.

CONSV 1.1 Promote local and regional public and private partnerships to reduce natural resource consumption, such as aggressive conservation, reuse, and recycling programs.

CONSV 1.4 Encourage landscape designs that promote water conservation, prevent erosion, reduce the heat island effect, and decrease stormwater runoff.

Response:

- Specification of plant and accent material with low maintenance requirements
- Specification of plant material, which is drought tolerant, arid-adapted and extreme-heat tolerant
- Sidewalks shaded with 75% tree canopy coverage
- Use of permeable paving to increase percolation
- Potential for flooding reduced with green infrastructure / low impact development practices

CONSV 2

Protect and manage Sonoran Desert biodiversity and native ecosystems.

CONSV 2.1 Preserve, salvage, and/or restore native plants, wildlife habitat, and natural resources to maintain the biodiversity and long-term sustainability of the area's desert ecology and character.

CONSV 2.2 Encourage landscaping that limits the amount of grass and makes optimal use of native desert plants.

Response:

- Project plans to preserve existing native and mature trees as well as provide new native and arid-adapted plant material which contribute to the broader surrounding environmental context
- Specification of plant and accent material with low maintenance requirements
- No turf areas proposed for project

CONSV 4

Conserve water and encourage the reuse of wastewater.

CONSV 4.7 Support rainwater harvesting and stormwater capture in site planning and building design.

CONSV 4.8 Explore new and evolving water conservation and reuse technologies and use them as appropriate.

Response:

- Rainwater collection
- Grey water filtration system to treat collected rainwater and other sources for use onsite
- Increased site percolation with incorporation of permeable paving for hardscape
- Permeable pavers for hardscape at ground level
- Drip irrigation and smart controller system to conserve water use and manage precipitation onsite
- Specifications include salt-water pool to reduce chemical usage and re-use backwash for hardy desert plants where possible
- Minimal and Specialized care will have community kitchens to reduce water usage
- Specifications include low flow toilets, faucets, shower heads, and kitchen fixtures
- Specifications include leak sensors
- Capture and reuse condensation from mechanical units

Energy Element

E 2

Reduce per capita energy consumption and promote energy efficiency.

E 2.3 Explore emerging smart energy technologies.

E 2.4 Support development of regional waste-to-energy facilities.

E 2.5 Encourage local industries to adopt energy efficiency measures and renewable energy to minimize the environmental impacts of their operations.

Response:

- Provide energy efficient HVAC systems and equipment
- Provide interior room light sensors to reduce energy consumption
- Solar panels

E 3

Promote building and site designs that maximize energy efficiency.

E 3.1 Encourage the use of natural properties and sustainable building systems (e.g., sun, shade, thick walls, insulation) to reduce the demand for and use of mechanical cooling and heating systems.

E 3.2 Encourage the use of drought tolerant landscaping to reduce summer solar heat gain.

E 3.3 Promote solar energy opportunities in building and site design.

E 3.4 Incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling of buildings.

E 3.5 Orient buildings and lots in ways that minimize summer solar heat gain, maximize roof solar access and natural ventilation, and limit roof solar access obstructions of neighboring structures.

E 3.6 Improve the energy efficiency of the building envelope, heating and cooling systems, lighting, and appliances.

Response:

- Solar panels
- Specification of plant material, which is drought tolerant, arid-adapted and extreme-heat tolerant
- Use of permeable paving to increase percolation
- Incorporate cool pavement technology
- Recycle building materials of existing structure if feasible
- Attention to wellness factor – visual and physical access to courtyards and open space
- Natural lighting to reduce energy consumption and for resident well-being
- Indoor environmental quality and use of low VOC finishes and sealants
- Onsite recycling
- Onsite vehicle charging and preferred parking for low emission/hybrid vehicles
- Balconies and shading devices for windows

❖ COLLABORATION & ENGAGEMENT

Community Involvement Element

CI 1

Seek early and ongoing community involvement through broad public input in project and policy-making discussions.

CI 1.1 Maximize opportunities for early notification of proposed projects using a variety of methods.

CI 1.2 Use public involvement plans to identify and engage interested parties and provide opportunities for information exchange.

Response: Public participation and community outreach is an important part of the rezoning process. Technical Solutions began neighborhood outreach early in the process and maintains ongoing dialogue with the community and stakeholders. Feedback from one-on-one meetings, phone calls, and the required open house is shared with City Staff and memorialized in the Public Participation plan submitted with the zoning application.

❖ COMMUNITY WELL-BEING

Healthy Community Element

HEALTHY COMMUNITY ELEMENT

Scottsdale has long been viewed as a healthy community. Clean air, sunshine, and natural desert beauty attracted early settlers to the city. The warm, dry desert air made Scottsdale a magnet for health seekers searching for relief from ailments. This trend is still prevalent today, with tourists seeking abundant sunshine, rejuvenation, and medical care in our many resorts, spas, and high-quality healthcare system. This visitation trend is also largely responsible for the development of Scottsdale's excellent healthcare system. The health of a community, however, involves more than just remedy for ailments. A healthy community balances exceptional healthcare services and prevention aids, with the physical, social, cultural, and environmental needs of all community members.

Today, Scottsdale has one of the largest per capita senior citizen populations in the country. The community celebrates and prepares for its increased human longevity through intergenerational opportunities; older adult support; providing a continuum of care; and offering activities that allow seniors to age-in-place. Scottsdale also provides exceptional parks, community centers, and recreational facilities that serve residents and visitors of all ages.

Furthermore, the city has been repeatedly recognized for its efforts to improve the well-being of local youth and families, including: classes and programs for children; sports and recreation programs; critical human services; access to informational resources and early learning and literacy programs at four library branches; and promoting family self-sufficiency.

HC 3

Build on Scottsdale’s leadership role in wellness and healthful living.

HC 3.1 Provide quality recreation, community events, and neighborhood services that foster physical activity and encourage healthful living.

HC 3.4 Continue to foster and market Scottsdale as a resort, wellness, rejuvenation, and healthcare destination.

Response: The Property offers all the key ingredients for a residential healthcare facility given its ideal location with proximity to state of the art medical care, support services, cultural amenities, retail/support services, recreational opportunities, and multimodal transportation alternatives promoting healthful living and maintaining a Scottsdale lifestyle for our seniors. The proposed community offers a continuum of care by providing both independent and assisted living with a range of floor plans and options. Assisted living residents require assistance with daily activities of living and are provided shared community space, resident services and wellness support along with the independent living residents. Community spaces include community dining, clubroom, fitness/flex therapy, wellness concierge, theater, salon, and courtyard to promote resident health and wellness.

HC 5

Accommodate the physical, social, and economic needs of Scottsdale’s senior citizen population in community decisions.

HC 5.1 Address the increasing needs of Scottsdale’s senior citizen population by:

- *Providing opportunities for older citizens to interact with the community;*
- *Promoting a variety of choices in residential living options;*
- *Supporting and promoting the provision of elder care services from public and private providers, including employers;*
- *Meeting their changing mobility needs; and*
- *Promoting aging-in-place initiatives.*

HC 5.2 Work collaboratively with public and private partners to plan for the needs of Scottsdale’s aging population.

Response: As the Scottsdale’s population continues to age, there will be a growing need for alternative residential options for our residents. Given the demographics and land uses surrounding the Property, the site is ideally situated for adults to age in place. Nearby HonorHealth Shea medical campus, Via Linda Senior Center, Arabian Library, and Mustang Library along with Northsight Park, McDowell Mountain Ranch Park & Aquatic Center, and the McDowell Sonoran Preserve provide adults the opportunity to maintain a vibrant and active lifestyle while living in a residential healthcare facility that is suited for their range of needs. Volunteering in the community includes numerous hospital/medical, religious, civic, and cultural opportunities throughout Scottsdale. The nearby established residential communities also foster the opportunity for families to live closely, enhancing a sense of community and comfort for seniors.

HC 6

Foster a caring community where people are involved in community life, citizens help each other, and youth, families, and older adults are nurtured and supported.

HC 6.1 Create a sense of belonging among residents and visitors by:

- *Promoting opportunities that bring people together;*
- *Enhancing intergenerational activities;*
- *Programming that fosters civil dialogue and mutual understanding; and*
- *Encouraging broad participation in local neighborhoods and community-wide activities.*

Response: This residential healthcare community enhances the intergenerational aspects and sense of belonging promoted in the General Plan by providing an opportunity for seniors to age in place in the heart of the Greater Airpark benefiting from the range of nearby social, entertainment, recreational, volunteer, and medical land uses.

Housing Element

H 3

Provide housing options that allow for all generations of Scottsdale residents to continue to live here, regardless of life stage or ability.

H 3.1 Develop the full spectrum of senior housing options in locations served by public transportation or within reasonable walking distance to health services and community facilities.

H 3.2 Promote housing opportunities and accessible living environments that allow seniors to age-in-place, either in the same home, assisted living facilities, continuing care facilities, or other housing types within the same community. Sensitively integrate and connect these facilities into neighborhoods.

H 3.3 Encourage intergenerational interaction by linking housing with community facilities.

Response: The General Plan Housing Element provides “*As land for housing development becomes increasingly limited, the community will need to focus attention on the revitalization and preservation of established housing stock and seek creative infill development strategies to accommodate Scottsdale’s multiple generations.*” Providing a variety of housing options that address the needs of multiple demographics contributes to a strong economic base. Scottsdale has a growing senior population but housing options for this cohort are currently limited. This proposal will meet the growing need for senior living and contribute to the long-term economic prosperity of the surrounding area by providing residents the opportunity to age in place and continue to live in Scottsdale. Further, the proposed residential healthcare community will help diversify the local economy and support a sustainable economic future as the City continues to grow, change, and mature. Northsight Residential Healthcare offers a focus on wellness and resident care by offering community spaces include community dining, clubroom, fitness/flex therapy, wellness concierge, theater, salon, and courtyard to promote resident health and wellness as identified with the development plan exhibits. Transportation services/shuttles will also be offered to the residents.

Recreation Element

R 2

Provide and enhance recreational opportunities that meet the diverse needs of Scottsdale’s citizens and visitors.

R 2.5 Develop and maintain a citywide interconnected network of trails to provide valuable recreation and fitness opportunities for residents and visitors. Where possible, trails should connect to neighborhoods and serve major destinations.

R 2.6 Provide multi-generational recreation programming and facilities, that consider the full spectrum of community and special social or physical needs, interests, and financial resources.

Response: Northsight Residential Healthcare intends to provide wellness and recreational amenities for its residents within the community itself. However, the site benefits from numerous walkable opportunities given its proximity to Northsight Park located approximately 400-ft west of the Property.

Connectivity Exhibit



Safety Element

S 6

Protect the health, safety, and welfare of the public from the impacts of flooding.

S 6.1 Identify drainage system needs, and make improvements where flood control problems exist

Response: A drainage report is provided with the zoning application addressing the public safety and welfare of residents with respect to drainage systems in conformance with City requirements.

❖ CONNECTIVITY

Circulation Element

C 1

Design and improve transportation corridors to safely and efficiently move people and goods.

C 1.1 Support the public transit system to assure adequate and affordable access to and within our community for citizens, employees, visitors, and businesses through the use of future technologies and micro-mobility options.

C 1.2 Coordinate transportation and land use planning to enhance an integrated, sustainable transportation system that promotes livable neighborhoods, economic vitality, safety, efficiency, mode choice, and adequate parking.

C 1.5 Incorporate strategies and technologies that efficiently move people, improve transportation system capacity and enhance mobility choices.

C 1.7 Retrofit aging neighborhood infrastructure and streets and create non-motorized neighborhood connections to enhance livability, safety, accessibility, and comfort.

Response: This Property is located on the southern edge of the Greater Airpark, a Growth Area, as designated in the GACAP approximately one-third mile away from the Raintree Drive/ Loop 101 interchange. The site offers easy access to public transportation along Raintree Drive including both Valley Metro Bus Route 170 and Scottsdale's Mustang Trolley Route. The Mustang Trolley Route offers service along Raintree to the Mustang Library and Via Linda Senior Center. The variety of land uses surrounding the Property provides a synergistic land use pattern that also ensures fewer or shorter automobiles trips. Utilization of existing sidewalks and bike lanes/paths connect residents to multiple opportunities for recreation, fitness, and alternative modes of transportation. Although the community provides ample wellness, fitness, and recreation options onsite, the nearby recreational opportunities will encourage the sense of community for residents through its connection to the greater neighborhood.

C 2

Reduce the number, length, and frequency of automobile trips to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

C 2.1 Encourage a mix of land uses that will reduce the distance and frequency of automobile trips and support mobility choices.

C 2.2 Integrate a variety of mobility choices along local and regional transportation corridors.

C 2.3 Reduce demands on transportation networks by using trip reduction strategies and travel demand management techniques, including technology and applications, telecommuting, alternative work schedules, carpooling, and transit/bicycling incentives in order to provide travelers with effective choices to improve travel reliability.

C 2.4 Work with employers to provide incentives and encouragement for trip reduction strategies.

C 2.5 Promote non-motorized travel for short neighborhood trips.

Response: As mentioned above, the Property is well-situated for regional access while also taking advantage of transit opportunities and promoting walkability. Northsight Residential Healthcare implements a range of General Plan goals including the integration of new high-quality, vibrant architecture, and context appropriate site planning, creating a pedestrian presence with ground level activity and increase shade through landscaping. The proposal also provides senior residential housing options within the Greater Airpark mixed-use context, thereby reducing trip generation. A traffic report is provided with the zoning submittal.

C 3

Continue to develop an effective, safe, and connected multimodal transportation system (e.g., streets, trails, bikeways, shared-use paths, transit).

C 3.2 Create a diversity of mobility choices in Growth and Activity Areas, which have the greatest intensity of development.

C 3.5 Increase accessibility to transit options through non-motorized and other transit connections, such as, neighborhood circulators; on-demand transportation network companies; improved/enhanced sidewalks, multimodal paths, bicycle lanes; and non-motorized options for the final mile to reach public transit services.

C 3.6 Create, preserve, and enhance multimodal connections between residential areas and neighborhood-supporting land uses.

Response: The proposed residential healthcare use is integrated in the Employment Core - Growth Area near employment, support services, medical, entertainment, and cultural opportunities with multimodal transportation options as well as transportation services offered for the community's residents. The well-located site offers convenient connectivity to residential neighborhoods, community buildings/services and recreational opportunities as well.

C 8

Provide a comfortable and accessible transportation system to increase ability to reach goods, services, and activities. Many factors affect accessibility, including mobility (physical movement), the quality and affordability of transportation options, transportation system connectivity, and land use patterns.

C 8.1 Provide pedestrian safety, comfort, and amenities that reflect streetscape design

and character of an area.

C 8.2 Consider the needs of all community members and visitors as well as the special needs of children, seniors, and people with impaired mobility in the planning and design of the transportation system.

Response: The streetscape design and ground level activity will allow comfort and ease of walkability for residents and visitors. Hardscape, landscape, lighting, and wayfinding will respect the user and provide unified connectivity to the established pedestrian network. Streetscapes have been improved to encourage pedestrian comfort, safety, and accessibility with the proposal. Perimeter sidewalks will be maintained and enhanced with shade trees. New connections from the residential healthcare building will extend from multiple access points around the building further promoting connectivity.

Bicycling Element

B 1

Develop continuous, accessible, and interconnected bicycle networks.

B 1.1 Continue to participate in regional bikeway system planning.

B 1.2 Promote convenient connections between on-street and off-street bicycling networks throughout the city and with neighboring jurisdictions.

B 1.3 Continue to integrate bicycle lanes and buffered bicycle lanes through street restriping and other techniques.

B 1.4 Continue to expand and enhance off-street bicycling networks, and connect them to existing and planned on-street bicycle networks.

Response: The established bike lanes within the existing street system will be maintained, which provide connectivity in and around the Airpark connecting to Northsight Park and beyond. Bicycle racks will be provided onsite in conformance with City standards.

❖ REVITALIZATION

Neighborhood Preservation & Revitalization Element

NPR 1

Preserve and enhance the character, identity, and quality of Scottsdale's diverse neighborhoods.

NPR 1.1 Support innovative, well-designed, sustainable building construction and rehabilitation to enhance neighborhood character and identity.

NPR 1.2 New construction and exterior remodels or renovations should sensitively address neighborhood character and transition areas.

Response: Redevelopment and revitalization of the site for a new residential healthcare community brings a wide range of amenities including, but not limited to, ground level enhanced landscape and hardscape, shade, improved pedestrian connectivity, sensitive edge buffering, vibrant architecture, placemaking and structured parking. The proposed community will bring an opportunity for innovative, sustainable building design and methods to enhance the character and identity of the Greater Airpark.

NPR 5

Promote neighborhood interaction to help create and maintain strong communities.

NPR 5.1 Preserve existing and create new public gathering spaces within walking distance of residential areas.

NPR 5.3 Encourage physical and social links between non-residential and residential land uses.

Response: Northsight Residential Healthcare contributes towards a pedestrian oriented atmosphere by improving the pedestrian realm in and around the building. This is achieved with activation of the adjacent street frontages and new, activated open space and courtyard area with abundant shade. The C-2 district requires 24.8% (48,724 s.f.) open space based on the proposed building height. The proposed plan designates 32% (62,900 s.f.) open space including the large outdoor courtyard amenity, which is a 29% increase from the ordinance requirement. This will be an improvement from the current site condition, which includes a vacant bank building and a vast surface parking lot lacking shade trees. Additionally, residents will benefit from private outdoor living spaces (individual patios and balconies) as an extension of their living space, although not required by ordinance for residential healthcare facilities.

Conservation, Rehabilitation, & Redevelopment Element

CRR 1

Support high-quality, context-appropriate redevelopment, rehabilitation, and conservation to promote long-term neighborhood stability.

CRR 1.1 Support redevelopment that is sensitive to the identity and character of Scottsdale's maturing neighborhoods.

CRR 1.2 Continue strategic and proactive intervention efforts for property redevelopment, rehabilitation, and maintenance on properties beginning to show signs of decline, so as to prevent further progression of blight, distress, underutilization, or deterioration.

CRR 1.3 Support the proactive participation of affected residents and business owners during the planning and implementation of redevelopment and neighborhood conservation projects.

CRR 1.5 Protect established areas/neighborhoods by promoting context-appropriate infill development; sensitive neighborhood and property assemblage; and innovative adaptive reuse of existing community resources and historic properties.

CRR 1.6 Upgrade substandard infrastructure during redevelopment and rehabilitation projects.

Response: The redevelopment of this Property for a residential healthcare facility will bring new vibrant architecture and site design to a suburban-style single user site with a vase asphalt surface parking which was developed over 25 years ago. The design of this infill site, which is in the Greater Airpark area, took inspiration from surrounding architectural context through building massing, materials, color and detailing while respecting the Southwestern climate. As demonstrated in the Public Participation plan submitted with the zoning application, neighborhood outreach is ongoing throughout the process to ensure dialogue with the community regarding the request.

CRR 2

Sustain long-term economic well-being through redevelopment, rehabilitation, and conservation.

CRR 2.1 Support and encourage public and private economic reinvestment in declining areas.

CRR 2.2 Encourage reinvestment that positively impacts the visual impressions and experiences of residents, businesses, and visitors.

CRR 2.3 Promote redevelopment and rehabilitation of older commercial areas to maintain Scottsdale's standing as one of the major retail, restaurant, and entertainment destinations within the metropolitan area.

CRR 2.4 Foster redevelopment and rehabilitation of mature employment centers to enhance Scottsdale's commercial property inventory and provide new job opportunities.

CRR 2.5 Encourage healthy, resource- and energy-efficient building materials and methods during conservation, rehabilitation, and redevelopment efforts.

Response: Revitalizing and redeveloping properties is a critical part of the economic vitality of the community as it matures and grows. Integrating additional senior housing options in the Greater Airpark is essential for the continuing economic growth and sustainability of Scottsdale. The project implements this General Plan goal by integrating a residential healthcare community in a mixed-use setting with convenient access to medical, retail, recreational, and cultural opportunities as well as access to major transportation corridors. This redevelopment proposal will stimulate additional taxpayer dollars, provide additional jobs, and encourage more infill redevelopment of aging properties. Use of efficient sustainable building materials will be implemented as discussed above under the Environmental Planning Element.

Growth Areas Element

GA 1

Direct growth in areas of the city that can support a concentration of development density and intensity, as well as a broad mix of uses.

GA 1.1 Designate Growth Areas in locations:

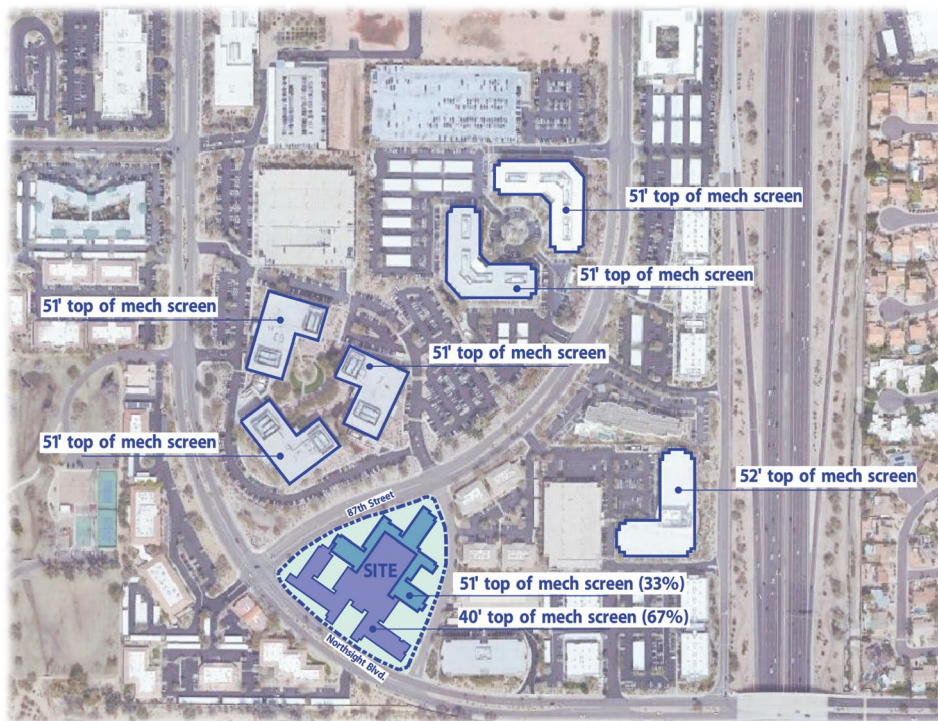
- *With infrastructure capacity to accommodate higher levels of activity and a mix of uses;*
- *Where infrastructure upgrade/extension will be most cost-effective;*
- *With multimodal transportation access;*
- *Needing focused reinvestment;*
- *Where regional attractions exist or are planned; and/or*
- *That will reduce development pressures in lower-intensity areas of the city.*

GA 1.3 Ensure that such development sensitively responds to neighborhoods, infrastructure, and character within and next to Growth Areas.

GA 1.4 Accommodate the highest intensity of development in designated Growth Areas. In some cases, Character Area Plans may be more specific on appropriate locations for higher intensity development within both Growth and Activity Areas.

GA 1.5 Identify Growth and Activity Area “edges,” and incorporate context-appropriate transitions between these “edges” and adjacent neighborhoods to minimize the impacts of higher-intensity development.

Response: Integrating a residential healthcare community in the Greater Airpark Growth Area brings physical and economic synergy, that will continue to enliven and enhance this mixed-use core consistent with the goals and policies of the General Plan and GACAP by offering new housing options for seniors. This residential healthcare use is an ideal fit given the range of surrounding land uses. The building massing is designed to respectfully integrate with the surrounding building heights; several of which have similar heights.



Redevelopment and revitalization of the site brings a wide range of amenities including, but not limited to, enhanced landscape and hardscape, shade, improved pedestrian connectivity, sensitive edge buffering, vibrant architecture, placemaking and structured parking. Due to unique site constraints, and given its infill nature with two street frontages (Northsight Boulevard and 87th Street) and an improved driveway along the east, the builder is requesting an increase the height from 36-feet excluding mechanical to 51-feet including mechanical appurtenances. The amended development standard for additional building height is achieved through the PCD overlay. Additionally, the 1991 zoning case contemplated retail and/or restaurants on the subject parcel with a maximum floor area ratio (FAR) of 0.25, which was subsequently developed as a bank, which is now vacant. Northsight Residential Healthcare is proposing a total FAR of 1.15 (225,815 s.f.+/-), which is also a requested amended development standard included with the zoning application.

GA 2

Improve access to automobile, transit, and other mobility options to, from, and within Growth and Activity Areas.

GA 2.1 Coordinate a balanced multimodal circulation system that can accommodate changing demographics and patterns of development within identified Growth and Activity Areas.

Response: Northsight Residential Healthcare contributes towards a pedestrian oriented atmosphere by improving the pedestrian realm with activation of the adjacent street frontages (Northsight Boulevard and 87th Street) and integration of a large courtyard along Northsight Boulevard. Improving the pedestrian character of redevelopment sites is an important component to placemaking for seniors and minimizes focus on the automobile and encourages multimodal transportation. As the Scottsdale's population continues to age, there will be a growing need for alternative residential options for our residents. Given the demographics and land uses surrounding the Property, the site is ideally situated for adults to age in place. Nearby HonorHealth Shea medical campus, Via Linda Senior Center, Arabian Library, and Mustang Library along with Northsight Park, McDowell Mountain Ranch Park & Aquatic Center, and the McDowell Sonoran Preserve provide adults the opportunity to maintain a vibrant and active lifestyle while living in a residential healthcare facility that is suited for their range of needs. Volunteering in the community includes numerous hospital/medical, religious, civic, and cultural opportunities throughout Scottsdale. The nearby established residential communities also foster the opportunity for families to live closely, enhancing a sense of community and comfort for seniors.

GA 5

Recognize and build on the character and diversity of Scottsdale's various Growth and Activity Areas.

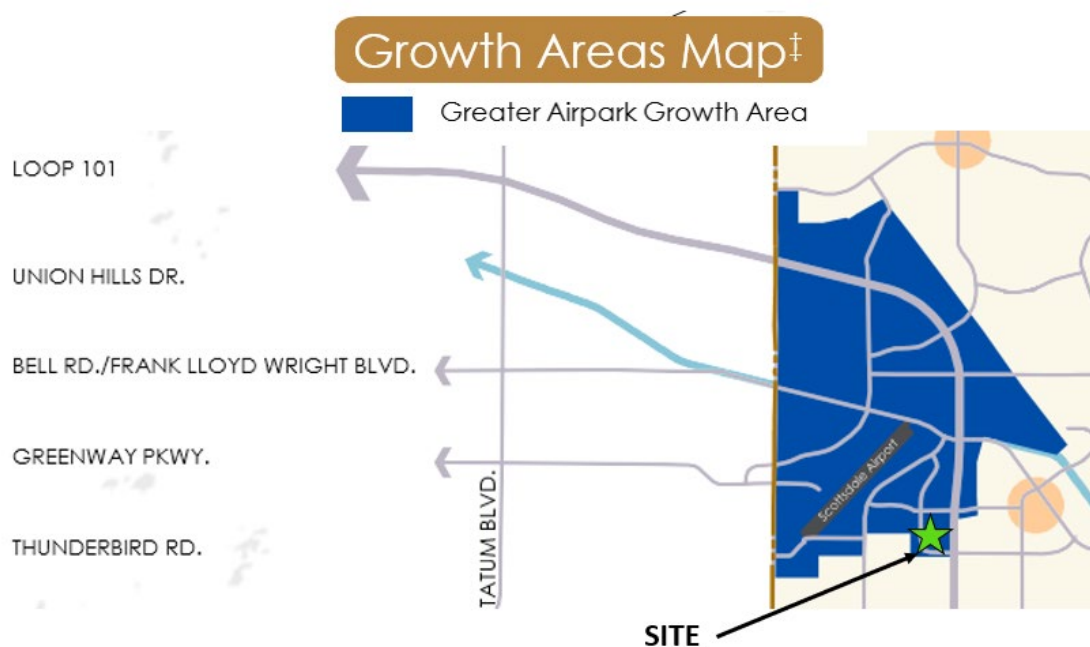
GA 5.1 Support land use compatibility with nearby neighborhoods through context- appropriate development within Growth and Activity Areas.

GA 5.2 Protect key economic and historic assets from incompatible land uses in designated Growth and Activity Areas.

GA 5.3 Support compact development patterns which minimize the need for added public facilities in Growth and Activity Areas.

GA 5.4 Promote new development, revitalization, and redevelopment within Growth and Activity Areas that maintains fiscal sustainability, promotes long-term economic development goals, and enhances quality of life.

GREATER AIRPARK GROWTH AREA is one of the largest employment centers in the State of Arizona. It is headquarters for a multitude of national and regional corporations, center for a variety of smaller and locally owned businesses; contains the largest employment and industrial-zoned area within Scottsdale; and is home to the Scottsdale Airport. The Greater Airpark Growth Area is also the location of some of the largest, signature special events in the city, such as the Waste Management Phoenix Open golf event, the Barrett-Jackson Collector Car Auction, and the Scottsdale Arabian Horse Show. This Growth Area will be similar in intensity to the Old Town Scottsdale Growth Area. Building heights generally range between three and six stories and may exceed six stories in certain areas identified in the Greater Airpark Character Area Plan. Appropriate locations for higher density/intensity development, and other considerations, are specified in the Greater Airpark Character Area Plan.



Source: 2035 General Plan

Response: The proposed building is contextually appropriate with respect to land use and physical improvements including massing, architecture, materials, landscape, hardscape, and lighting. The synergy of uses between the proposed residential healthcare facility and existing adjacent employment, commercial retail, and medical uses will bolster the economic vitality of the area. Redeveloping and revitalizing an underutilized vacant infill site in the Greater Airpark is key to promoting land use and economic sustainability; allowing reinvestment to strengthen the long-term success of Scottsdale.

Cost of Development Element

COD 1

As permitted by State Law, require development to pay its fair share of the cost of public service needs it generates.

COD 1.6 Continue to use water, water resources, and sewer development fees to ensure that new growth pays for itself without adversely impacting existing customers.

Response: The building and site design will comply with all City requirement with respect to water and sewer development fees to ensure that development pays for growth.

COD 2

Promote development timing guided by the adequacy of existing and/or expandable infrastructure, services, and facilities.

COD 2.2 Ensure proposed development commits to construction of primary water, wastewater, and circulation systems, as necessary, before approval

Response: Consistent with City requirements, the builder has submitted water and sewer basis of design reports, as well as a traffic report, with the zoning application to ensure adequate infrastructure and transportation systems are in place to serve the proposed use.

❖ INNOVATION & PROSPERITY

Economic Vitality Element

EV 1

Foster Scottsdale's resiliency to economic change through support of our core industries (e.g., tourism, healthcare, bio/life sciences, advanced business services), assets, regional competitiveness, and economic diversity.

EV 1.2 Support retention and expansion of established businesses and provide resources for businesses to adapt to changing market conditions.

EV 1.3 Diversify Scottsdale's businesses, focusing on industries that add value to the existing economic environment.

Response: Providing a variety of housing options that address the needs of multiple demographics contributes to a strong economic base. The Airpark and surrounding areas have a growing senior population but housing options for this cohort are currently limited. This proposal will meet the

growing need for senior living and contribute to the long-term economic prosperity of the surrounding area by providing residents the opportunity to age in place. Further, the residential healthcare community will help diversify the local economy and support a sustainable economic future as the City continues to grow, change, and mature. This building exemplifies this goal by turning an underutilized, vacant infill parcel into a thriving use with direct access to an array of nearby support services and residential communities further enhancing quality of life for the residents and visitors of Scottsdale. Quality of life is improved by economic security, as well as the option for residents to age in place, rather than relocate to a senior living community outside of Scottsdale.

Conceptual Design Imagery



IV. Greater Airpark Character Area Plan

The Greater Airpark Character Area Plan (“GACAP”) was adopted in October 2010 by City Council. The purpose of the GACAP is to establish “the vision for the Greater Scottsdale Airpark and provide the basis for Greater Airpark decision-making over the next twenty-year timeframe.” To achieve this, the City established a series of goals and policies to provide a framework for future development: Land Use, Neighborhood & Housing, Aviation, Community Mobility, Economic Vitality, Environmental Planning, Character & Design, and Public Service & Facilities.

LAND USE

Goal LU 1

Maintain and expand the Greater Airpark’s role as a national and international economic destination through appropriate land uses, development, and revitalization.

Policy LU 1.1

Maintain and expand the diversity of land uses in the Greater Airpark.

Policy LU 1.2

Support a mix of uses within the Greater Airpark that promote a sense of community and economic efficiency, such as clustering similar/supportive uses and incorporating residential intended for the area’s workforce, where appropriate.

Policy LU 1.3

Promote development intensities supportive of existing and future market needs.

Policy LU 1.6

Encourage the assemblage of small, inefficient parcels and the replacement of obsolete structures in the Greater Airpark utilizing strategies including, but not limited to, development flexibility and expedited processing of proposals.

Response: The proposal for a new residential healthcare facility brings land use diversity to an underutilized vacant infill parcel. The area’s housing supply is lacking in options for seniors, with the closest senior living facility is the new senior living facility at 90th and Raintree, which is currently under construction. Providing additional senior housing options will give aging adults residing in the nearby area an opportunity to remain where their lifestyles have been established. Not only will this proposal meet current needs for senior living, it will also fulfill market demand as the area’s population continues to mature. The proposed residential healthcare community accomplishes a variety of additional goals, such as providing an appropriate transitional land use between commercial and residential, integrating high quality, vibrant architecture, and site planning to the area, and promoting economic stability.

Goal LU 3

Sensitively transition land use, scale, and intensity at the Greater Airpark boundary in areas adjacent to lower-scale residential neighborhoods.

Policy LU 3.1

The scale of existing residential development should be acknowledged and respected through a sensitive edge buffer, which may include transitional development standards, landscape buffers, and sensitive architectural design solutions.

Response: This proposal is sensitive to the surrounding context with the stepped design approach. The building consists of both three- and four-story elements that wrap the parking structure. The architecture draws upon a desert contemporary design, which will complement the surrounding Greater Airpark aesthetic, and incorporates design elements that will create appropriate transitions between adjacent uses. The diverse mix of established land uses surrounding the Property will be complementary to the proposed senior living community. Surrounding the site are numerous office complexes with two- and three-story massing. The mixed-use character and proximity to both the Loop 101 freeway and Raintree Drive establish an ideal context for active adults to “age in place.”

Goal LU 4

Utilize development types to guide the physical and built form of the Greater Airpark.

Policy LU 4.1

Encourage medium-scale Type A development in areas appropriate for transitions from Types B and C development to lower-scale areas in and adjacent to the Greater Airpark Character Area.

Policy LU 4.4

Support transitions in scale between development types.

Policy LU 4.6

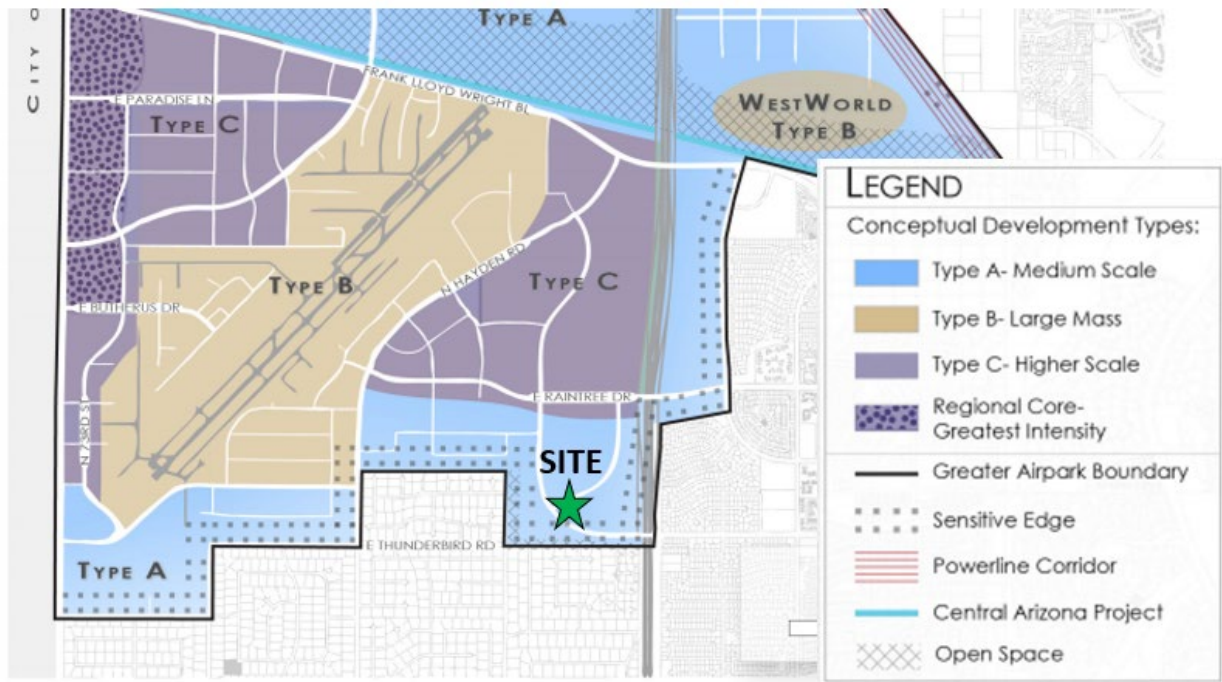
Transitions between development types should incorporate a blending in context of each development type and integrate the characteristics between them through appropriate site and building design.

Policy LU 4.7

Encourage greater visual variety between employment/commercial land uses and residential neighborhoods and avoid continuous building shapes and mass adjacent to residential neighborhoods.

Response: As noted above, the building steps from three-stories to four-stories with the least impactful building massing located on the western portion of the site adjacent along Northsight Boulevard. Additionally, the residential architectural character and building scale is respectful of the “Type A- Medium Scale” development type and surrounding context given the Property’s proximity to commercial, and office uses transitioning to Loop 101 to the east.

Greater Airpark Development Types



Source: Greater Airpark Character Area Plan

NEIGHBORHOODS AND HOUSING

Goal NH 2

Create complete neighborhoods within the Greater Airpark, through the development of urban dwelling types and mixed-use developments, while being respectful of the Greater Airpark as an aviation-based employment center.

Policy NH 2.1

Encourage developments, in Airpark Mixed-Use Future Land Use Areas (AMU and AMU-R), to provide support services for current and future Greater Airpark residents, such as local markets, drugstores, and other essential services.

Response: The senior population is currently underserved in the Greater Airpark and surrounding area with very few senior living options available in the area. Greystar Active Independent Living will diversify Scottsdale's housing supply and give area residents an opportunity to age in place by offering residents the ability to live within close vicinity to family, retail, religions, services, and medical. The site is designated as Employment ("EMP") on the Greater Airpark Land Use Map and the Property is ideally located for senior living given the wide range of established support services that surround the Property benefiting both residents and visitors, as well as bolstering area business owners.

COMMUNITY MOBILITY

Goal CM 7

Promote sustainable transportation options that meet the needs of the current and future Greater Airpark community.

Policy CM 7.2

Promote more sustainable modes of passenger transportation, such as alternative fuel vehicles, walking, biking, and/or other future technologies.

Policy CM 7.4

Explore and incentivize alternative mobility options, such as car sharing and shuttle buses, to access internal, as well as external, areas where public transit is less frequent and/or inaccessible.

Response: This proposal incorporates a variety of sustainable transportation options that meet the needs of the targeted demographic while also decreasing reliance on the automobile. Senior living inherently requires less parking and generates less traffic with fewer residents owning vehicles. Additionally, this proposal incorporates a van/shuttle service that will be available to residents for transportation to offsite activities that will reduce vehicle trips made. Additionally, customized program with Lyft/Uber is also being explored that will assist with on demand resident transportation. With an aging population, it is critical that senior housing options are available so that residents can remain and age in place. This proposal addresses this market demand while also acknowledging the need for more sustainable transportation options that provide flexibility for residents.

ECONOMIC VITALITY

Goal EV 1

Sustain the long-term economic prosperity of the Greater Airpark.

Policy EV 1.1

Develop and implement long-term economic development strategies that maintain and enhance city revenue streams in order to balance the area's revenue generation with the cost of services and ensure financial stability now and in the future.

Response: Providing a variety of housing options that address the needs of multiple demographics contributes to a strong economic base. The Greater Airpark and surrounding area have a growing senior population but housing options for this cohort are currently limited. This proposal will meet the growing need for senior living and contribute to the long-term economic prosperity of the Greater Airpark and the surrounding area by providing residents the opportunity to age in place. Further, the proposed community will help diversify the local economy and support a sustainable economic future as the City continues to grow and mature.

ENVIRONMENTAL PLANNING

Goal EP 3

Reduce the Urban Heat Island effect in the Greater Airpark.

Policy EP 3.2

Increase the use of effective natural and man-made shading for parking lots, streets, and pedestrian areas.

Policy EP 3.4

Increase tree planting as a ground-level ozone reduction measure.

Response: The landscape plan identifies the proposed plant palette, which includes a range of mature shade trees, shading 75% of sidewalks onsite, that further reduce the heat island effect and conform to the City's guidelines.

Goal EP 4

Foster a sustainable balance between environmental stewardship and the development and redevelopment of the Greater Airpark.

Policy EP 4.2

Encourage all developments to respect and respond to the Sonoran Desert climate.

Policy EP 4.4

Promote efforts to improve air quality, enhance the environment, and protect health and welfare through environmentally transportation practices, such as carpooling, bicycling, and public transit.

Policy EP 4.6

Reduce existing and seek to limit future impervious surfaces in development, such as asphalt and concrete, in order to reduce the heat island effect and stormwater runoff.

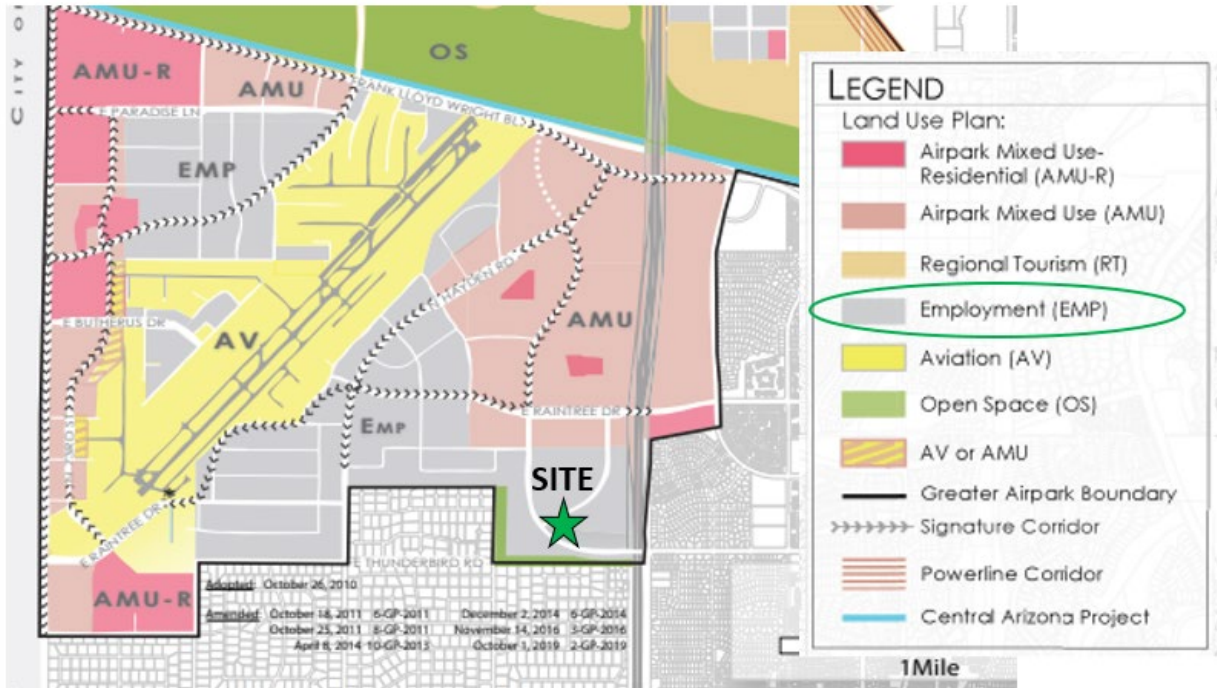
Policy EP 4.8

Building design should respect and enhance the Sonoran Desert context of the Greater Airpark using building, orientation, landscape buffers, colors, textures, materials, and lighting.

Response: Desert contemporary architecture will be used to enhance the Sonoran Desert context with stepped building massing as well as building textures, materials, and colors that are respectful of the surrounding context. The C-2 district requires 24.8% (48,724 s.f.) open space based on the proposed building height. The proposed plan designates 32% (62,900 s.f.) open space including the large outdoor courtyard amenity, which is a 29% increase from the ordinance requirement. The amount of open space along with new pathways will enhance the pedestrian realm and provide a meaningful and inviting public pedestrian connectivity in and around the site; one that is shaded and allows residents and visitor to enjoy the outdoor spaces. This will be an improvement from the current site condition, which includes a freestanding vacant bank building and a vast surface parking lot lacking shade trees. Additionally, residents will benefit from private outdoor living spaces

(individual patios and balconies) as an extension of their living space, although not required by ordinance for residential healthcare facilities.

Greater Airpark Future Land Use



Source: Greater Airpark Character Area Plan

CHARACTER AND DESIGN

Goal CD 1

Enhance and strengthen the design character of Greater Airpark Future Land Use Areas.

Policy CD 1.1

Promote innovative, high quality design using specific design criteria associated with each Future Land Use Area in the Greater Airpark.

Response: The site is designated EMP per the Greater Airpark Future Land Use Map which allows for a range of land uses and supporting facilities. The building design includes context appropriate massing, architecture, and materials that is sensitive to the local climate. Shaded internal pedestrian linkages are mindful of the ground-level experience with connectivity beyond the site boundary to encourage social interaction among the community.

Policy CD 1.2

Lighting should be designed to minimize glare, conserve energy, and accent the respective Future Land Use Character Area.

Policy CD 1.4

Buffer residential neighborhoods from lighting, noise, and activities associated with employment and commercial land uses by utilizing vegetation, walls or screens, and other appropriate technologies in site design.

Response: In developing this proposal, the design team remained mindful to the surrounding context to ensure that the site design is both compatible with and respectful of adjacent land uses. Lighting will be designed in a manner that is appropriate for the context while maintaining safety and wayfinding for residents and visitors. The perimeter of the site has abundant open space and shade trees to provide a graceful setting for the building and generous outdoor spaces.

V. SCOTTSDALE SENSITIVE DESIGN PRINCIPLES

The Character and Design Element of the General Plan states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale’s Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

- 1. The design character of any area should be enhanced and strengthened by new development.***

Response: The Property is surrounded by office and commercial retail uses, and developing the Property as a residential healthcare facility will be compatible with the surrounding context. The design will use desert contemporary style architecture that will be complementary to the various architectural styles established in the area. The development plan has been designed in a manner that provides appropriate massing given the scale and context of the Greater Airpark setting and proximity to the Loop 101 freeway. This proposal includes more sustainable options for mobility, including alternative modes of transportation that will encourage residents to interact with the surrounding context and adjacent uses.

- 2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

Response: The Property does not have natural features such as washes and natural area open space. However, specific design considerations have been made in terms of orientation of the building in relation to the adjacent land use. Both tiered building massing and generous landscape setbacks along the perimeter of the site provide a respectful integration within the existing context.

2. *Development should be sensitive to existing topography and landscaping.*

Response: All landscaping will consist of low-water use desert appropriate materials in conformance with the City's guidelines. The existing topography of the site is relatively flat and will therefore be maintained with redevelopment of the site. Plant varieties contemplated for this site include, but are not limited to, Ironwood, Palo Verde, and Mesquite trees, which will be further refined with the Development Review Board submittal.

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

Response: Mature landscaping will be provided along the perimeter and throughout the site to act as a buffer and contribute to the urban habitat for wildlife and improved air quality. The desert appropriate landscape palette will be able to withstand the changes of the local climate and as they continue to mature, they will become self-sustaining relative to water demand.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: The design team recognizes the importance of the pedestrian experience, and thus, the development plan provides pedestrian circulation within the community and connectivity throughout the Property and along the streetscape frontages. A large resident open space amenity is provided along the Northsight Boulevard frontage in addition to a private courtyard surrounded by units (western side of the site), offering residents outdoor activities including, but not limited to, swimming, yoga, and social gathering.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: The proposed senior living community introduces a much-needed housing type to the area. The proximity of medical, shopping, golf, hiking and other recreational opportunities will encourage adults to age in place while maintaining an active lifestyle. This proposal recognizes the need for alternative modes of transportation given that only a portion of residents will own vehicles. A van/shuttle service will be provided to transport residents to offsite activities. Additionally, a customized program with Lyft/Uber is also being explored that will assist with on demand resident transportation. Providing alternative transportation methods not only removes the stress of getting to places for adults, but it also creates the opportunity for social contact and interaction within the community.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

Response: The proposed residential healthcare community will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design.

8. *Buildings should be designed with a logical hierarchy of masses.*

Response: Variation in massing, proportion, material contrast and architectural detailing will be provided, establishing a natural hierarchy. The proposed minimum residential healthcare facility will also act as a buffer between the surrounding commercial/office context and Loop 101 freeway, providing contextually appropriate development and visual fluidity between the various uses.

9. *The design of the built environment should respond to the desert environment.*

Response: The proposed residential healthcare community will evoke desert contemporary style architecture responding to the desert climate through texture and finishes while providing an aesthetic that blends well with the established architectural context in the area.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

Response: Sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption will be emphasized. Additional low impact building materials are being explored and further detail will be provided with the Development Review Board submittal. This proposal will meet the growing need for senior living while diversifying the housing supply in the Airpark further promoting economic vitality and neighborhood diversity.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

Response: Context appropriate, mature and arid-region plant materials will be used with the redevelopment and enhancement of the Property. The desert character will be upheld through the carefully considered landscape palette in terms of scale, density and arrangement (see landscape plans).

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

Response: The proposed residential healthcare community will maintain a low-water use plant palette (see landscape plans and renderings). As discussed above, context appropriate desert plant

materials will be utilized with the redevelopment of the Property consistent with the established vegetation found in the Airpark and surrounding area.

13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

Response: Lighting will be designed in a manner that is sensitive to the surrounding context while maintaining safety for residents and visitors.

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*

Response: Project identification will be contextually appropriate and processed under a separate approval and permit process.

VII. PCD FINDINGS

Sec. 5.2104. Findings required.

Before approval or modified approval of an application for a proposed P-C District, the Planning Commission and the City Council must find:

- A. *That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.*

Response: The development proposal is in substantial harmony with the General Plan and is compatible with the surrounding built environment as demonstrated above in the 2035 General Plan summary and Greater Airpark Character Area Plan summary of relevant goals and policies.

- B. *That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.*

Response: The established streets and thoroughfares are adequate to serve the proposed residential healthcare use as demonstrated in the Traffic Impact & Mitigation Plan.

- C. *The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:*
 1. *In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate*

- to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.*
- 2. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.*
 - 3. In the case of proposed commercial, educational, cultural, recreational and other nonresidential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.*

Response: The proposed residential healthcare facility is compatible and in harmony with the surrounding environment and has been designed in a manner that respects the scale, massing, and architectural character of the established Airpark context. To reiterate the key development considerations – see below.

Key development considerations include, but are not limited to the following:

- Draw inspiration from architectural elements found in the Greater Airpark while responding to the Southwestern climate and Sonoran Desert environment through design, massing, material selection and landscaping
- Offering new senior housing options allowing area residents to “age in place”
- Strengthening the economic success of the Greater Airpark through redevelopment while preserving and bolstering area business
- Enhancing pedestrian connectivity through sidewalk connections further promoting walkability
- Focus on sustainability through design, material selection, and building methods for the well-being of both residents and the community